



**Hollings Court Hollings Street, Bingley BD16 1SH**

*welcome to*

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Located in the heart of Cottingley, this well-presented first-floor property offers modern open-plan living and two comfortable bedrooms.



Located in the heart of Cottingley, this well-presented first-floor property offers modern open-plan living and two comfortable bedrooms. The bright kitchen/living room provides a welcoming space for everyday living and dining, while the shower room is neatly finished for convenience. The private entrance and hallway provide a sense of separation from the main living areas.

Externally, the property benefits from on-street parking and access to a communal garden, offering a pleasant outdoor space for relaxation and socialising. Ideally situated for local amenities, transport links, and green spaces, this home is perfectly suited to first-time buyers, downsizers, or anyone seeking a low-maintenance property in a popular location.

## Ground Floor Hall

### Bedroom 1

9' 1" x 9' ( 2.77m x 2.74m )

### Bedroom 2

9' 9" x 7' 1" ( 2.97m x 2.16m )

### Shower Room

8' 3" x 6' 11" ( 2.51m x 2.11m )

### Kitchen/Living Room

19' x 13' 3" ( 5.79m x 4.04m )



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## Hollings Court Hollings Street, Bingley

- First Floor Property
- Open Plan Kitchen/Living Room
- Two Bedrooms
- Private entrance and hallway
- On Street Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1102.00

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 09 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BNG103132 - 0002

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